

**MINUTES OF THE ZONING BOARD**  
**PUBLIC HEARING AND REGULAR MEETING,**  
**MONDAY, MARCH 13, 2017 AT**  
**7:00PM, ON THE 4<sup>th</sup> FLOOR, CAFETERIA,**  
**GOVERNMENT CENTER BLDG, 888 WASHINGTON**  
**BLVD., STAMFORD, CT**

Present for the Board: David Stein (Acting Chair), William Morris, Joanna Gwozdzowski and Rosanne McManus (Acting Secretary) & Sandra Dennies, Alternate. Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

Acting Chair Stein called the meeting to order at 7:05pm

Acting Chair Stein stated that due to the absence of Chair Mr. Mills, Alternate Ms. Dennies has been seated.

**PUBLIC HEARING CONTINUED FROM FEBRUARY 13, 2017**

1. **Application 216-47-TOWN OF NEW CANAAN -77 Main Street, New Canaan CT**  
**(for Reservoir Lane – (Parcel 004-2786) Stamford, CT –Text Change,**

To Amend the following:

- (1) Article Two, Section 3, Definitions by adding a new definition “Public Safety Tower or Antenna”.
- (2) Appendix A, Land Use Schedule, Table One to add “Public Safety Tower or Antenna” as a “B” use in the RA-1, RA-2 and RA-3 zoning districts
- (3) Article Three, Section 4AA, District Regulations, Subsection 1.3 Permitted Uses, Special Exception in the RA-3, RA-2, RA-1 Single Family Districts, Very Low Density by adding “Public Safety Tower or Antenna”
- (4) Article Three, Section 8 Height Regulations, by adding “Public Safety Tower or Antenna” to paragraph C.
- (5) Article Three, Section 7 Area and Supplemental Regulations, by adding a new subsection “V”.

2. **Application 216-48-TOWN OF NEW CANAAN -77 Main Street, New Canaan CT**  
**(for Reservoir Lane – (Parcel 004-2786) Stamford, CT –Special Exception,** Applicant is proposing to install an eight-five foot tall flag pole type tower with a 4” diameter approximately 22’ long whip antenna attached to the top. The antenna will be used exclusively for public safety purposes by New Canaan fire, police, ambulance and emergency services.

Ms. Gwozdzowski moved to postpone applications 216-47 and 216-48 to the April 17, 2017 public hearing, seconded by Ms. McManus and carried on of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Dennies)

## **REGULAR MEETING**

### **APPROVAL OF MINUTES**

Minutes for approval: February 27, 2017: Following a brief discussion, Ms. Dennies moved approval of minutes as amended, seconded by Mr. Morris and carried on a vote of 4 to 0 as follows:

Dennies -Y  
Stein – Y  
Morris – Y  
Gwozdzowski - Y  
Ms. McManus - Abstained

1. **CSPR 1031– CITY OF STAMFORD- GOVERNMENT CENTER, 888 WASHINGTON BOULEVARD,** – Proposing to install a new 300 KW standby generator to serve the City of Stamford’s 911 call center. The proposed generator enclosure and pad will be placed on the east side of the dead end of Relay Place by the inside corner of the City of Stamford Government Center parking garage. Property is within the CAM boundary.

Acting Chair Stein read application CSPR-1031 into the record.

Ms. Mathur presented the application to the board and following a brief discussion Ms. Gwozdzowski moved to approve CSPR-1031 with conditions prepared by EPB staff, seconded by Ms. McManus and carried on a vote of 5 to 0 ( Stein, Morris, McManus, Gwozdzowski & Dennies)

2. **CSPR 1020- LAWRENCE FENSTER, 165 Dolphin Cove Quay,** Proposing to rebuild deck. Property is located in the CAM boundary.

Acting Chair Stein read application CSPR-1020 into the record.

Ms. Mathur asked that this application be postponed as she noticed that the proposed deck is encroaching the rear yard setback by 8 feet whereas decks are permitted to encroach 6’ into the rear yard setback. She noted that she has requested a revised plan from the applicant. The board was in agreement with this and as such Application CSPR 1020 will be postponed to a later date.

3. **Application 216-46 – EMPIRE WEST AVENUE, LLC, 143 Leon Place, 18 Piave Street and 220 West Avenue, Special Exception and Site/Architectural /Requested Use Plans,** Requesting approval to construct six (6) condominium buildings with thirty-two (32) units in total located on property consisting of three (3) lots. The property is located within the RM-F Zone and is approximately 1.05 acre (45,899± square feet).

The board discussed the revised conditions and the presented parking plans. They all feel that parking plan (C) was the best and asked staff to include in the Certificate of Approval. The board then went through the remainder of the conditions, discussing the landscaping and the BMR units. Ms. McManus restated her concern with the BMR's and noted that she cannot support this application. Mr. Stein also stated that he has some concerns as well.

After a brief discussion of the remaining draft conditions Mr. Morris moved approval of application 216-46 with the conditions agreed to at tonight's (March 13, 2017) meeting, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 1 as follows:

Stein - (Y)  
Morris - (Y)  
Gwozdzowski - (Y)  
Dennies - (Y)  
McManus - (N)

4. Application 216-01 – ZONING BOARD, Text change

The board agreed that the discussion of application 216-01 should be postponed until Chair Mr. Mills can be present.

Application 216-01 will be placed on the April 17, 2017 agenda.

**NEW BUSINESS**

1. **68 Doral Farms Road, Donald and Judith Konrad** – Requesting permission to build a 12 foot by 14 foot sunroom addition. The property is in the Residential Design District R-D.

Ms. Mathur presented the request to the board and after a brief discussion Ms. Gwozdzowski moved to approve, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Dennies)

**OLD BUSINESS**

1. **190 Stillwater Avenue** - Requesting a change of the approved materials

After a brief discussion of the requested changes to the elevation shifting the building 4' away from Stillwater Avenue and the revised landscaping plan the board approved with the following two conditions:

1) Any landscaping in the rear yard lost due to the shift in the building should be compensated by additional landscaping in the front. The revised landscaping plan will be subject to Zoning Board staff review.

2) Any rooftop mechanicals should not be visible from the street. Roof plan will be subject to staff review.

Ms. McManus moved to approve the changes requested, seconded Mr. Morris and carried on a vote of 4 to 0

Stein – Y

Morris – Y

McManus – Y

Gwozdzowski - Y

Ms. Dennies – Abstained

### **PENDING APPLICATIONS**

The board then discussrd the Pending Applications list, Ms. Mathur stated to the board that there will not be any pending applications ready to be heard by the next scheduled meeting on March 27, 2017 and that perhaps the meeting should be cancelled. The board was in favor.

The next Zoning Board Public/Regular meeting will be April 17, 2017 @7:00pm, 4<sup>th</sup> Floor Government Center.

### **ADJOURNMENT**

McManus moved to adjourn the meeting at 8:00pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Dennies, Morris, Stein, McManus & Gwozdzowski)

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Rosanne McManus (Acting Secretary).  
Stamford Zoning Board

ZB PH 31317

**NOTE:**

These proceedings were recorded on **video** and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).

There proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.